

ORDINANCE NO. 18-13

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE #ZON 18-02 FOR APPROXIMATELY 20 ACRES OF LAND GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF THE WEST HALF OF SECTION 33 OF TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on November 4, 2014, the City adopted as a public record a new zoning code pursuant to Chapter 16 of the Maricopa City Code; and,

WHEREAS, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 20 acres from GR (General Rural) as defined in the City's previous Zoning Code to RS-5 (Medium Density Residential) as defined in the City's new Zoning Code, which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and,

WHEREAS, the City's Planning and Zoning Commission held a public hearing on November 13, 2018, in zoning case #ZON 18-02, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That certain document known as "MARICOPA ZONING MAP AMENDMENT 18-02", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 20 acres from GR (General Rural) as defined in the City's previous Zoning Code to RS-5 (Medium Density Residential) as defined in the City's new Zoning Code is hereby adopted and declared to be a public record, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 18-02 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

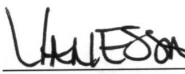
Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 4th day of December, 2018.

APPROVED:

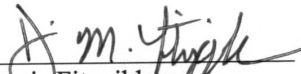

Christian Price
Mayor

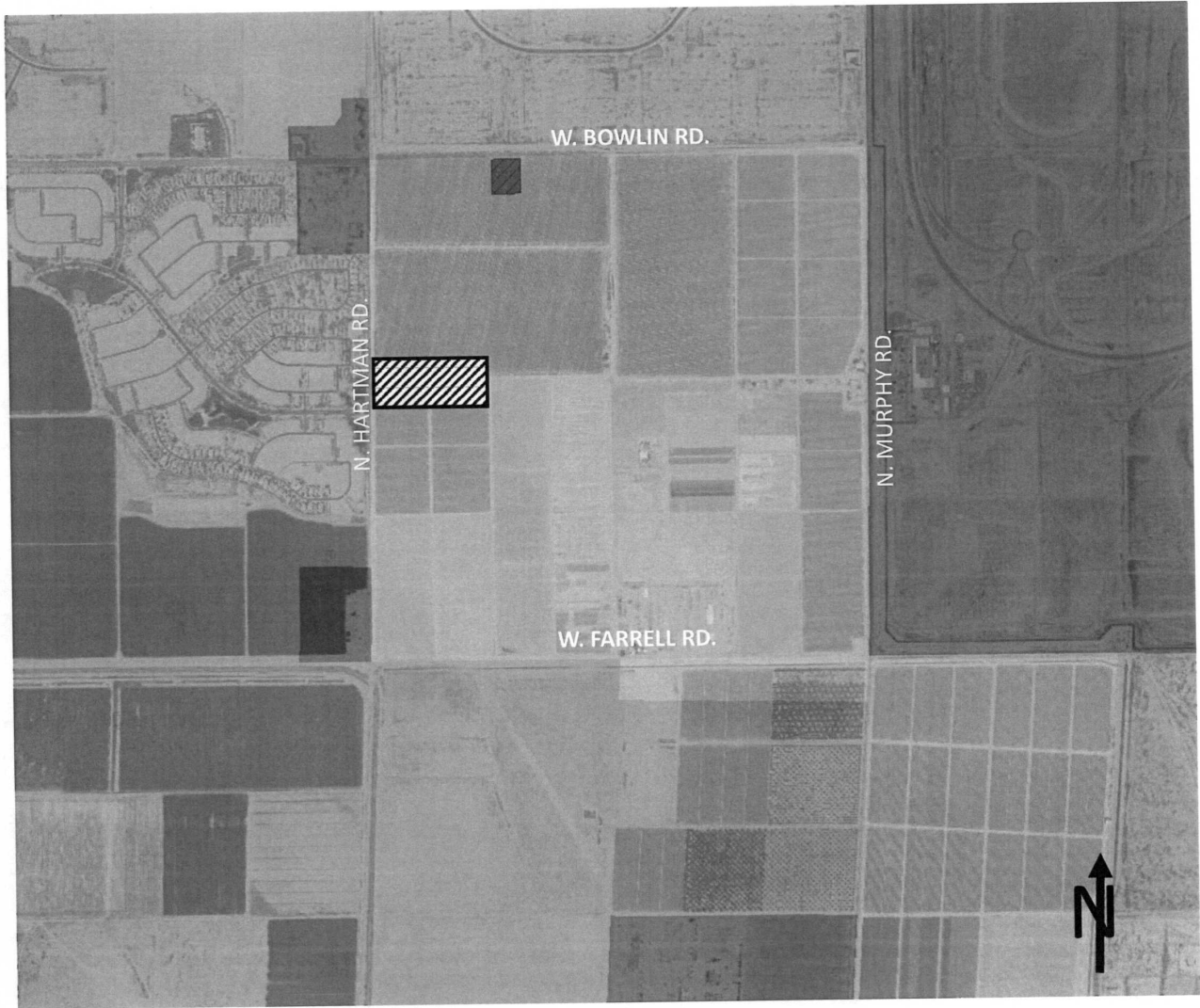
ATTEST:


Vanessa Bueras
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney



LEGEND

- | | |
|---|---|
|  CI-2 INDUSTRIAL |  CB-2 - GENERAL BUSINESS |
|  GR - GENRAL RURAL |  GR - GENERAL RURAL |
|  RS-5 (PROPOSED ZONE CHANGE) |  CR-5 - MULTIPLE RESIDENCE |



**Legal Description
ANDERSON FARMS PHASE 1A
City of Maricopa, Arizona**

Job No. 17-497

November 16, 2018

A portion of the Northwest quarter of Section 33, Township 4 South, Range 4 East of the Gila and Salt River Meridian, described as follows:

BEGINNING at the West quarter corner of said Section 33, said point being marked by a brass cap in hand hole, from which the Northwest corner of said Section 33, said point being marked by a brass cap in hand hole, bears North 00 degrees 32 minutes 46 seconds East, a distance of 2639.89 feet'

thence North 0 degrees 32 minutes 46 seconds East, 735.10 feet along the west line of said Northwest quarter;

thence North 89 degrees 35 minutes 50 seconds East, 195.01 feet;

thence South 0 degrees 24 minutes 10 seconds East, 50.00 feet;

thence North 89 degrees 35 minutes 50 seconds East, 1046.31 feet;

thence South 0 degrees 24 minutes 10 seconds East, 685.00 feet to a point on the south line of said Northwest quarter;

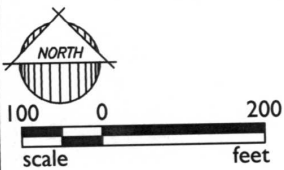
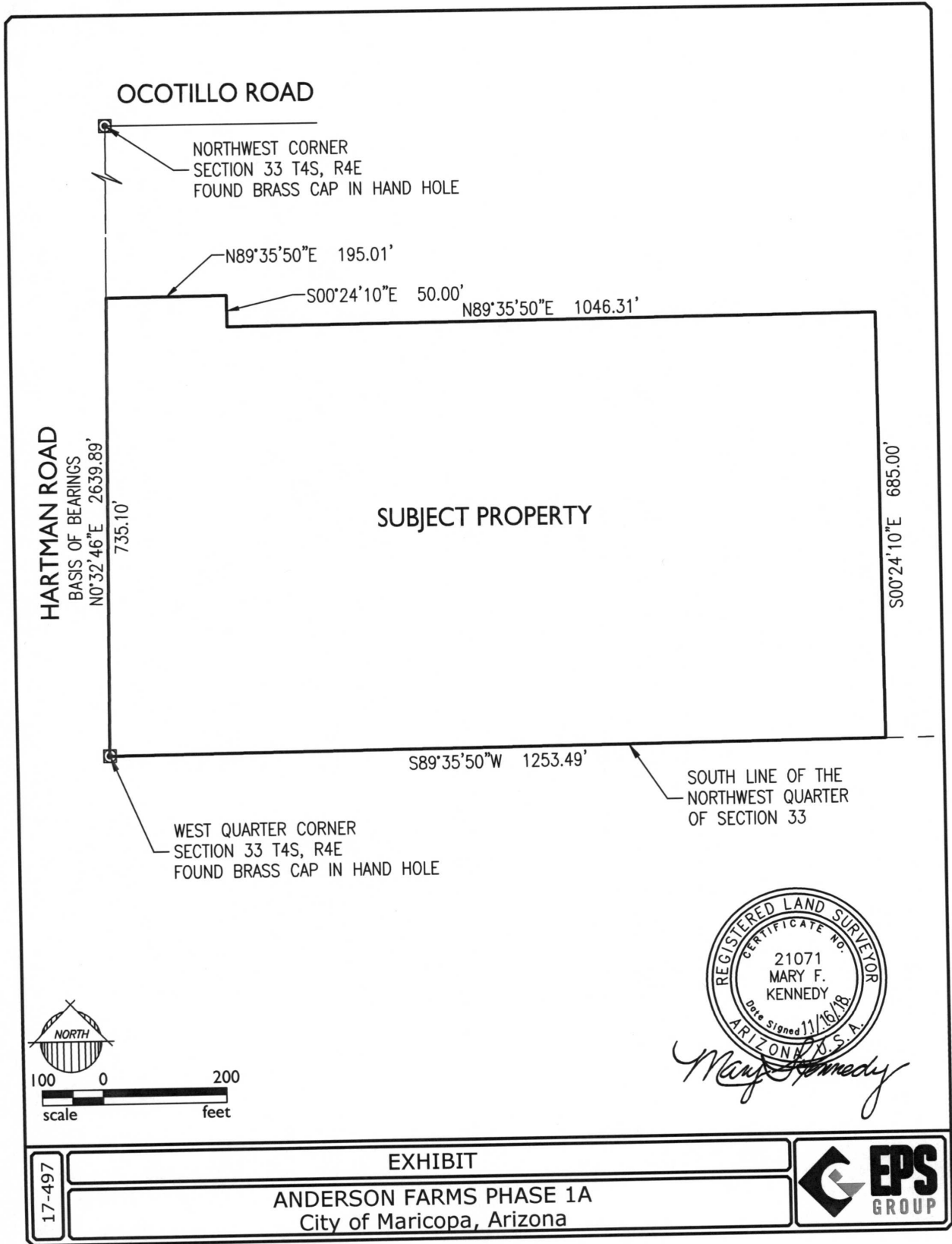
thence South 89 degrees 35 minutes 50 seconds West, 1253.49 feet along said south line to the POINT OF BEGINNING.

Contains 864,529 square feet or 19.8469 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

\\Eps-m16-fs01\shared\Projects\2017\17-497\Legal Survey\Legals\Phase 1A\17-497 LD Phase 1A.docx



REGISTERED LAND SURVEYOR
CERTIFICATE NO. 21071
MARY F. KENNEDY
Date Signed 11/16/18
ARIZONA U.S.A.

Mary Kennedy

17-497

EXHIBIT

ANDERSON FARMS PHASE 1A
City of Maricopa, Arizona

